

REDMOND »»» 2050

Accommodating Growth in Overlake

September 2, 2021

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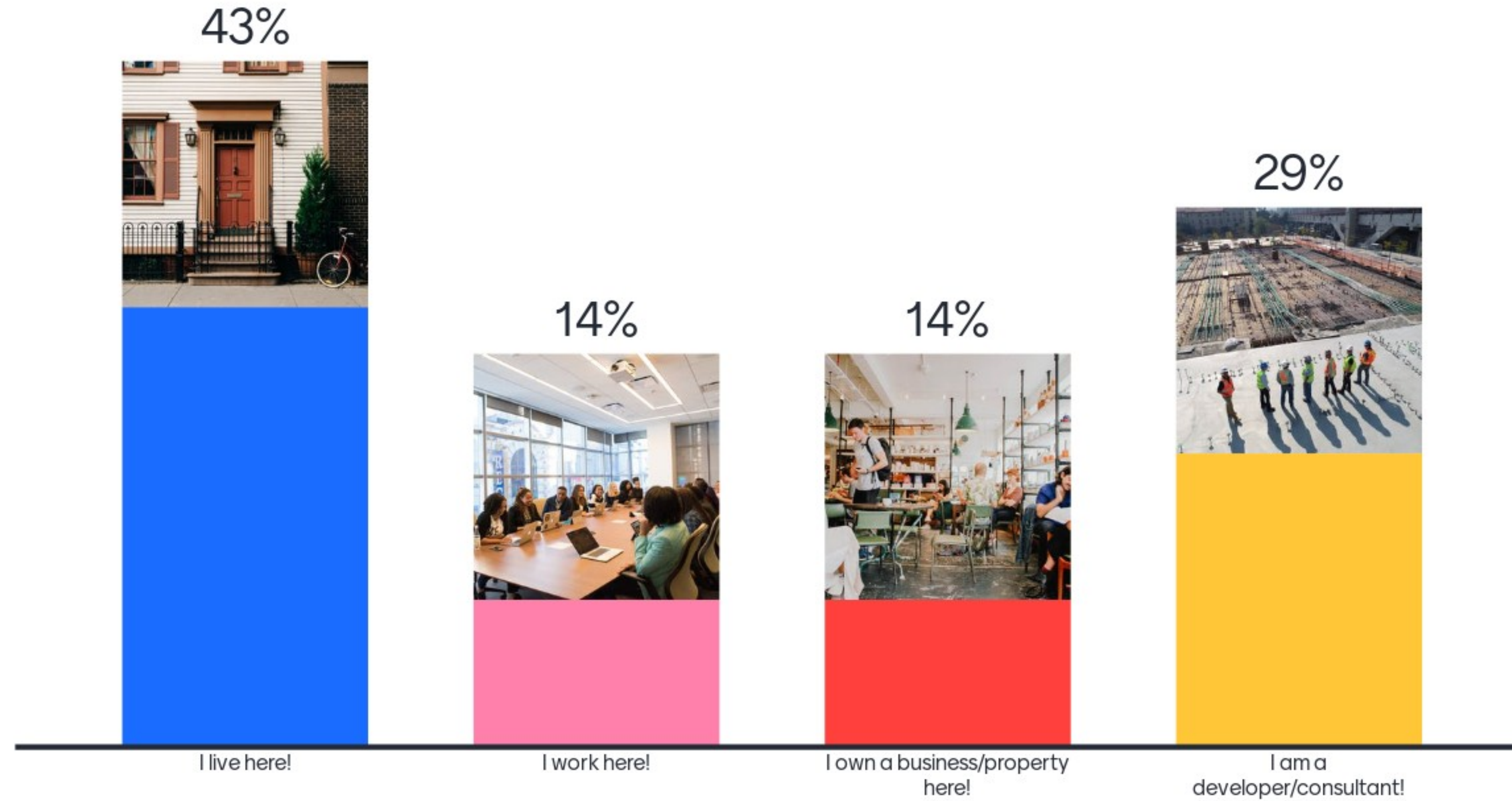




This Workshop:

Introduce the topics that will be discussed over the summer and fall with community related to **development and redevelopment** of areas around the Overlake light rail stations!

What is your relationship with Redmond?



How did you hear about today's meeting or Redmond 2050?

text co worker

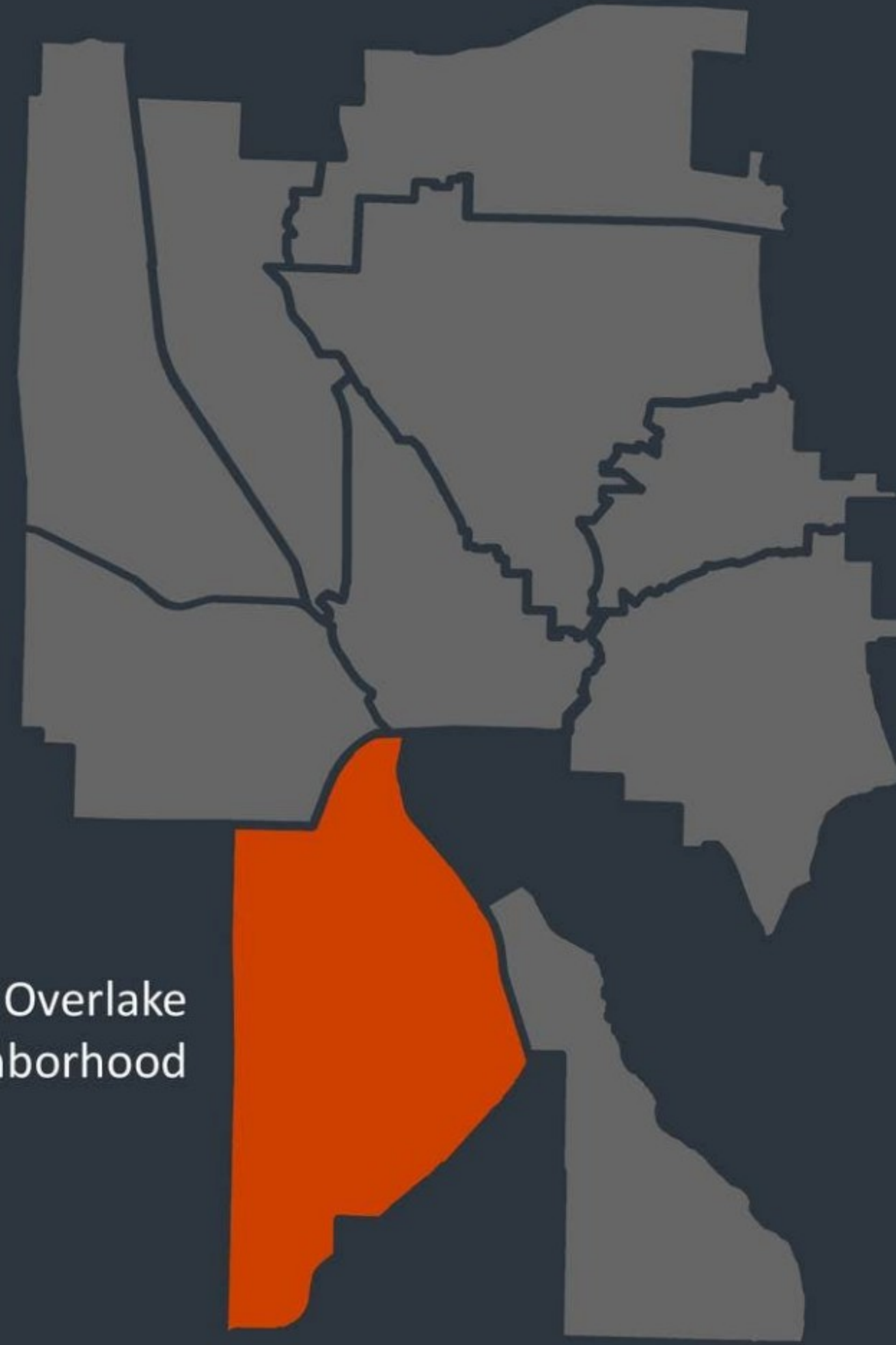
email

consultant website

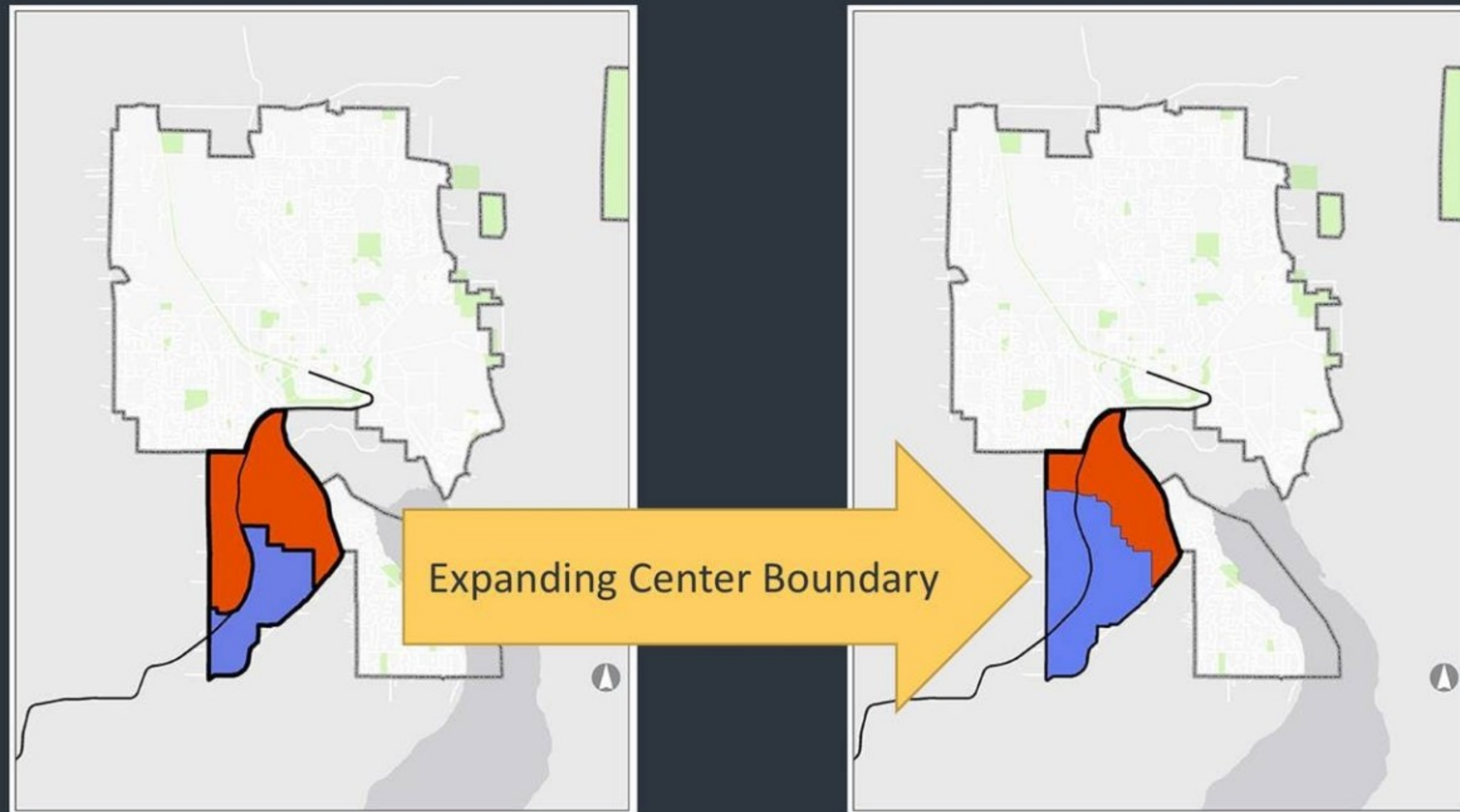


Where is Overlake?

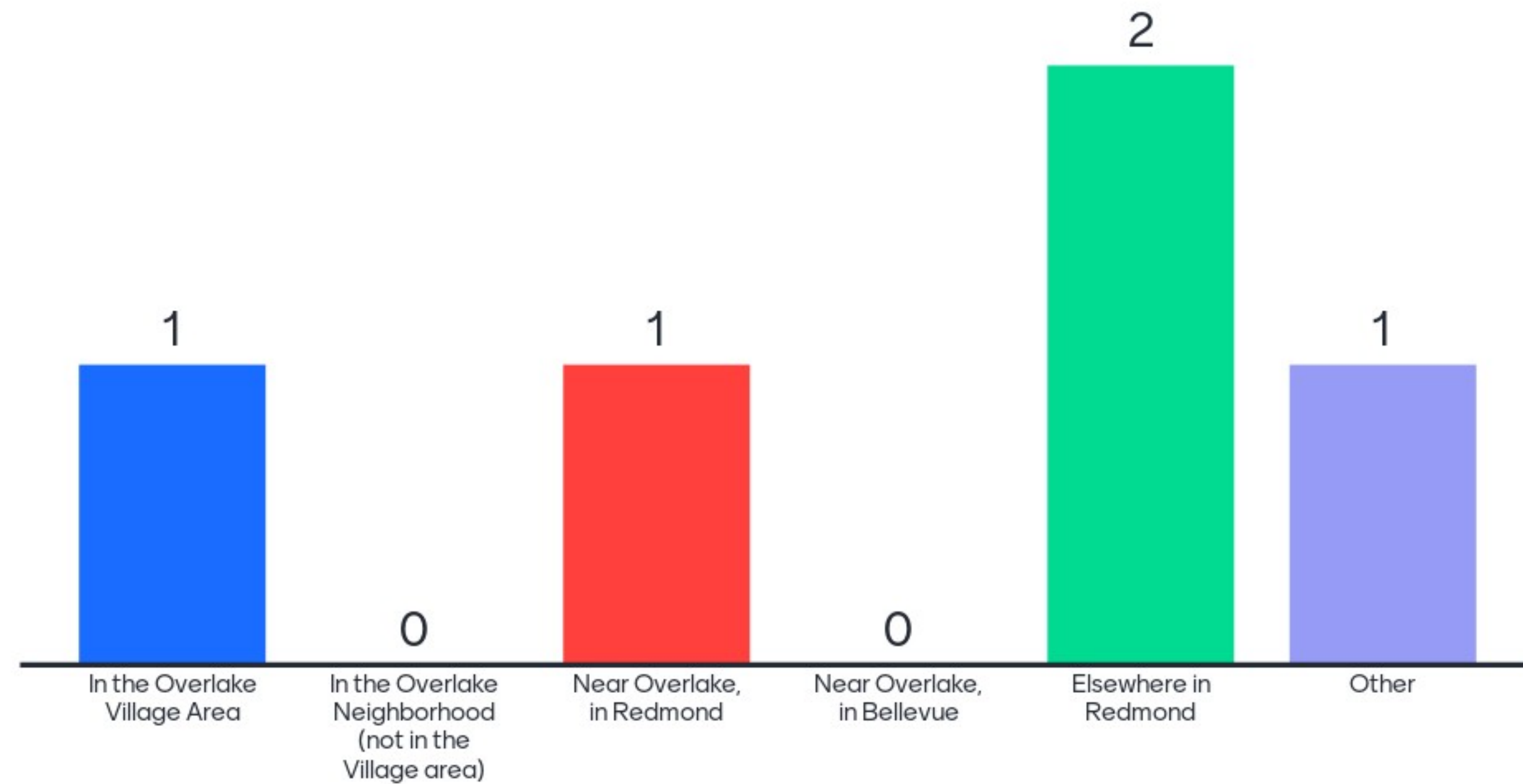
Overlake
Neighborhood



Overlake Village / Urban Center

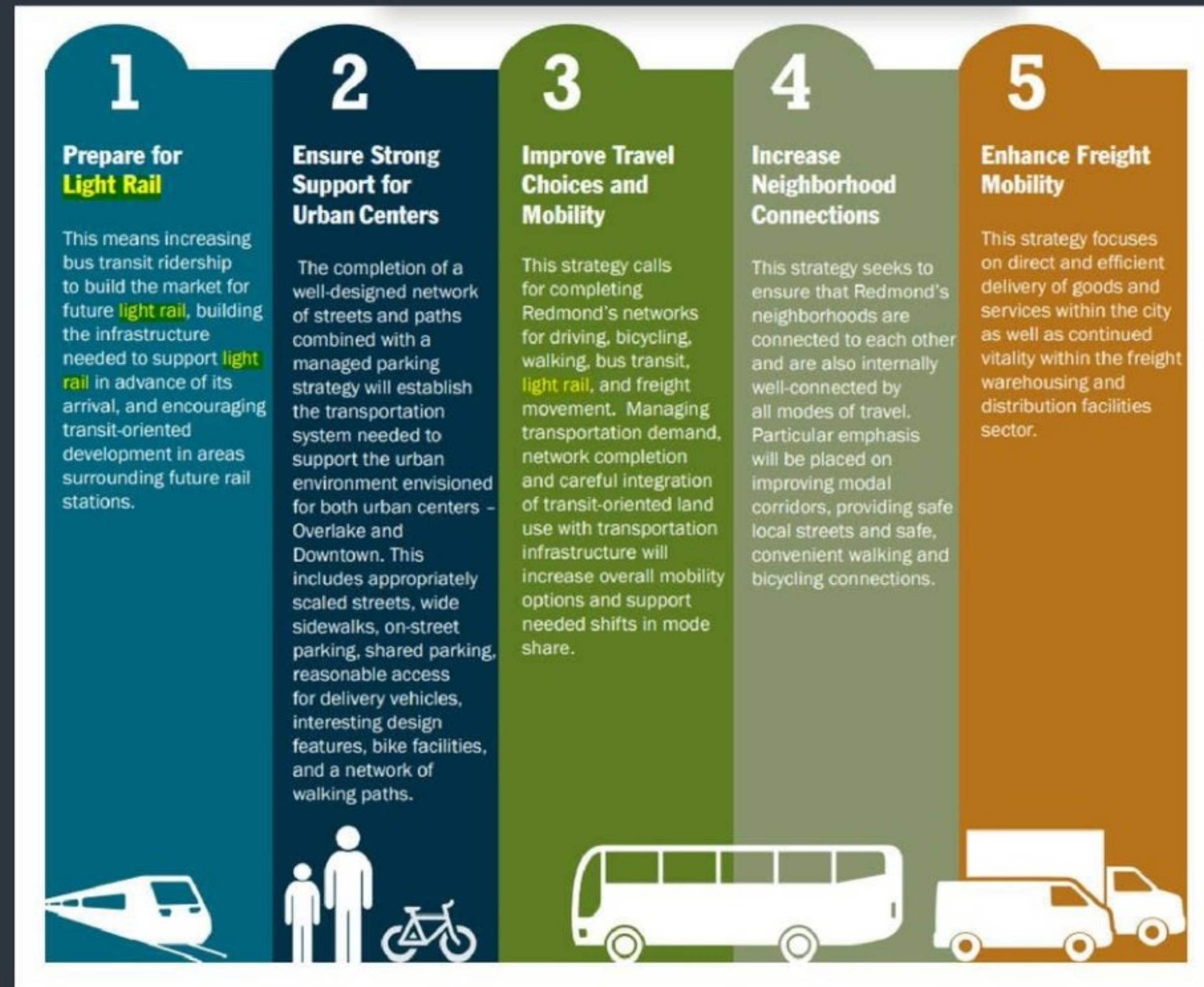


Do you live, work, or own a property/business in the Overlake Neighborhood?



Background

- 20+ years focused on preparing for light rail and becoming “transit ready”
- Now need to maximize the benefits of stations opening soon – including zoning, land uses, and development standards



Rezoning around station areas

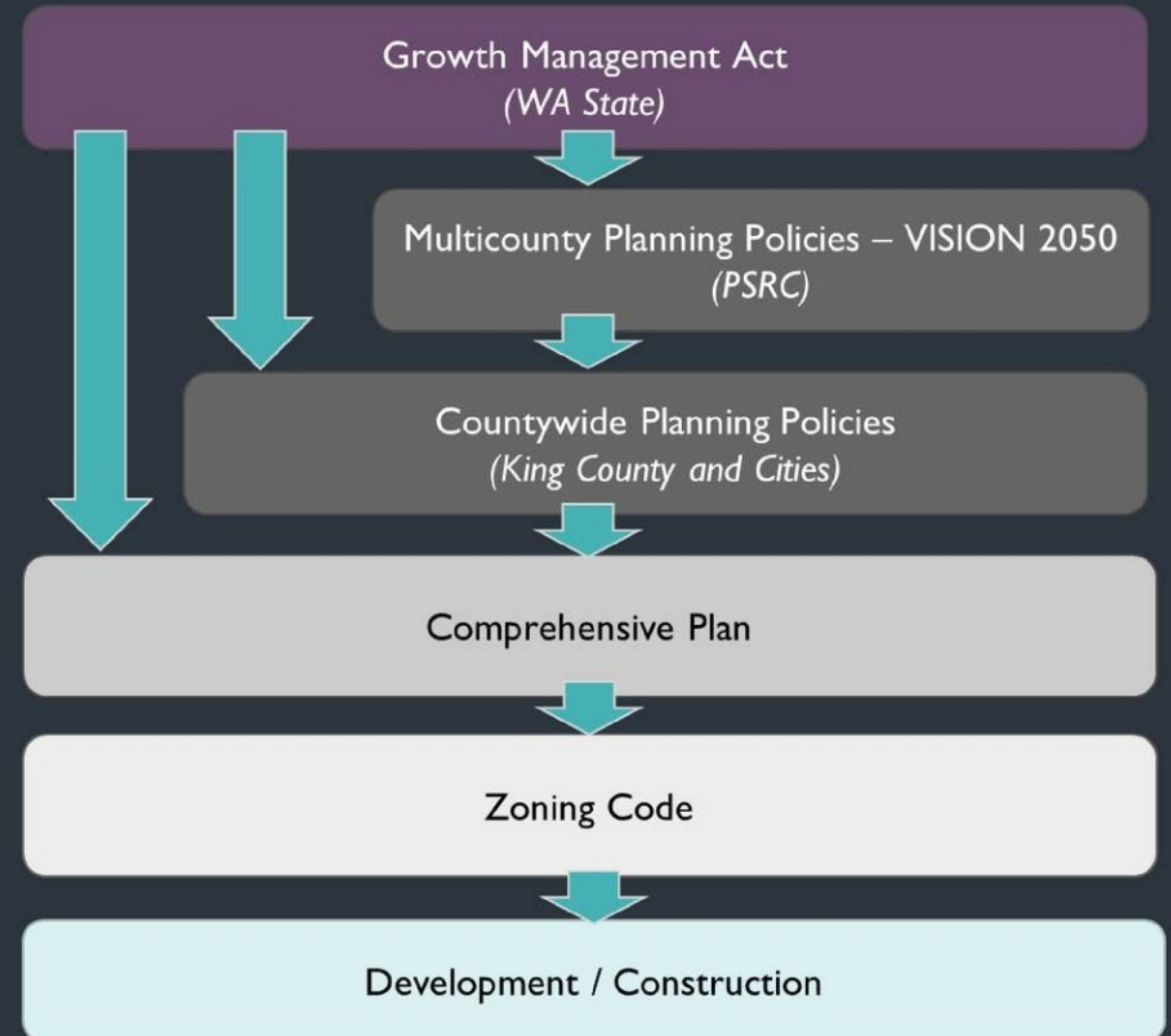
- Accommodate growth
- Zoning that supports highest and best use (transit supported densities and uses)

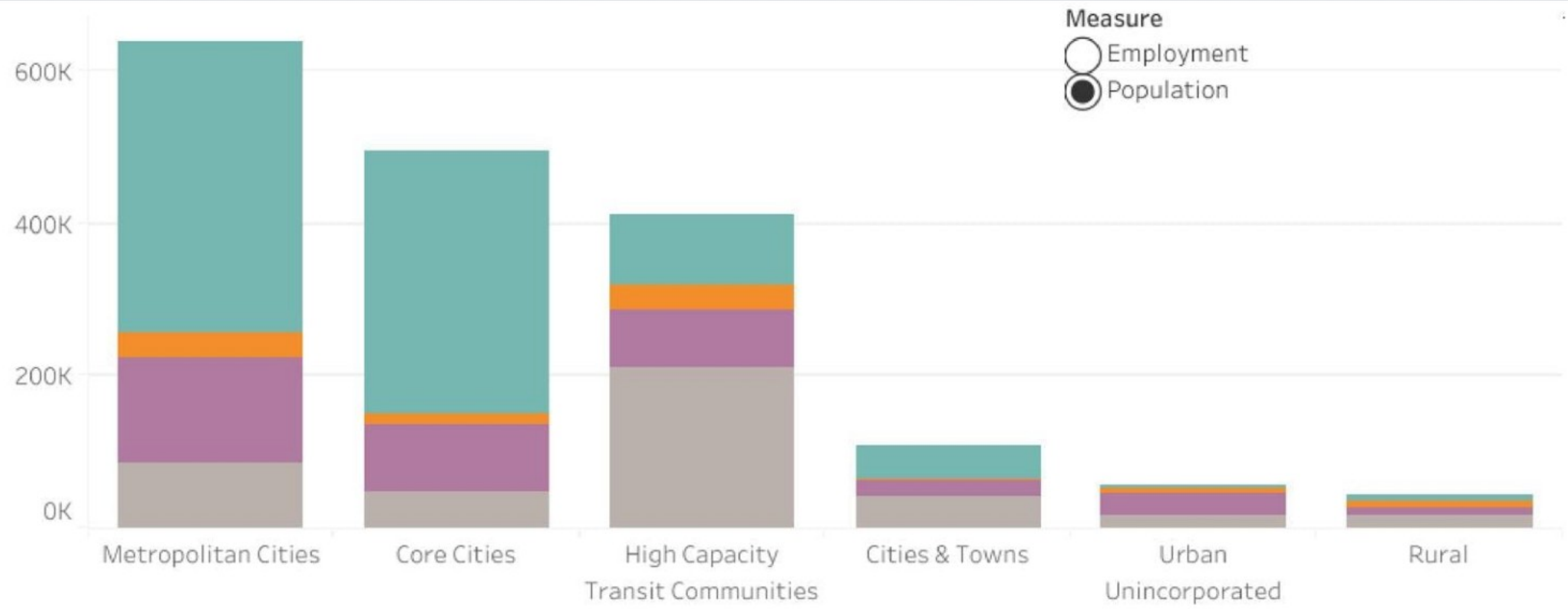
Will also be updating the
Development Standards & Incentive packages



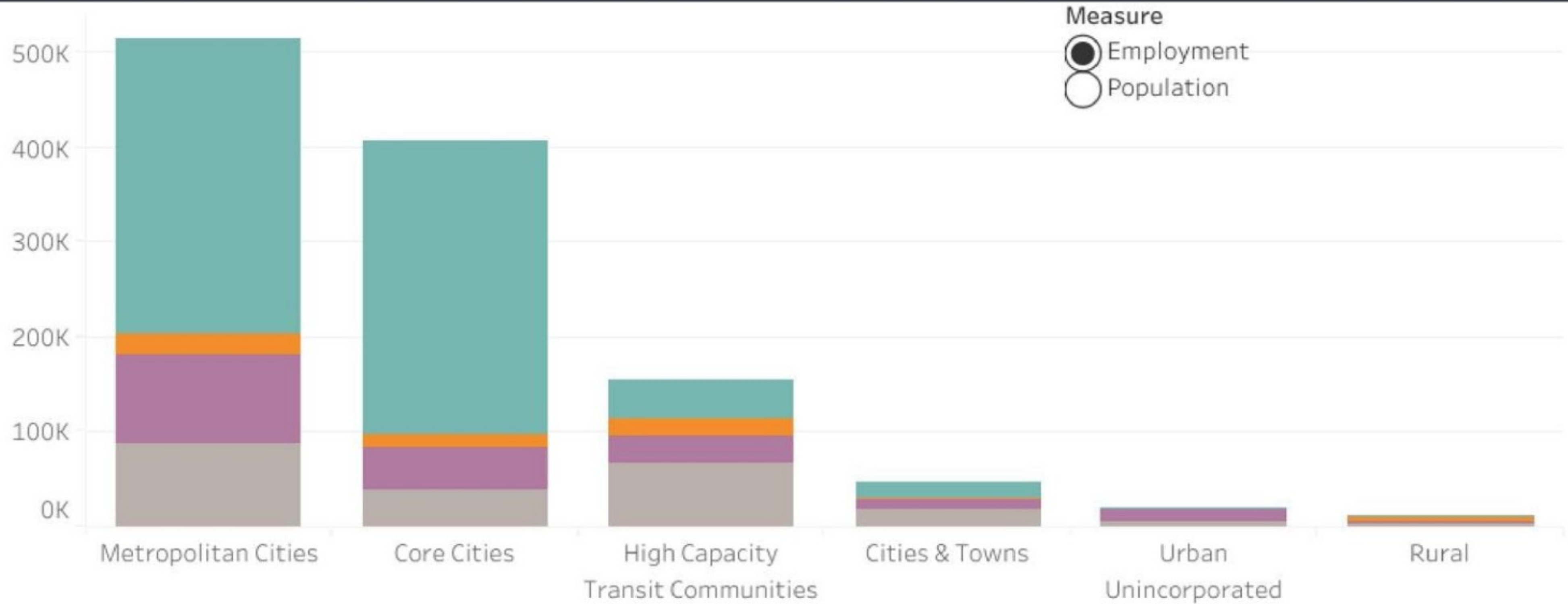
Growth Allocations are Top-Down

*Redmond 2050 must be
consistent with all state and
regional these requirements and
be certified by PSRC*





Area	Metropolit an Cities	Metro pct	Core Cities	Core pct	High Capacity ..	HCT pct	Cities & Towns	CT pct	Urban Unin corporated	UU pct
King	381,000	44%	346,000	40%	92,000	11%	44,000	5.0%	4,000	
Kitsap	33,000	34%	15,000	16%	34,000	36%	0	0.0%	6,000	
Pierce	137,000	38%	85,000	23%	77,000	21%	25,000	7.0%	29,000	
Snohomish	87,000	20%	50,000	12%	210,000	50%	40,500	9.5%	18,000	
Region	637,000	36%	496,000	28%	413,000	24%	109,000	6.0%	57,000	



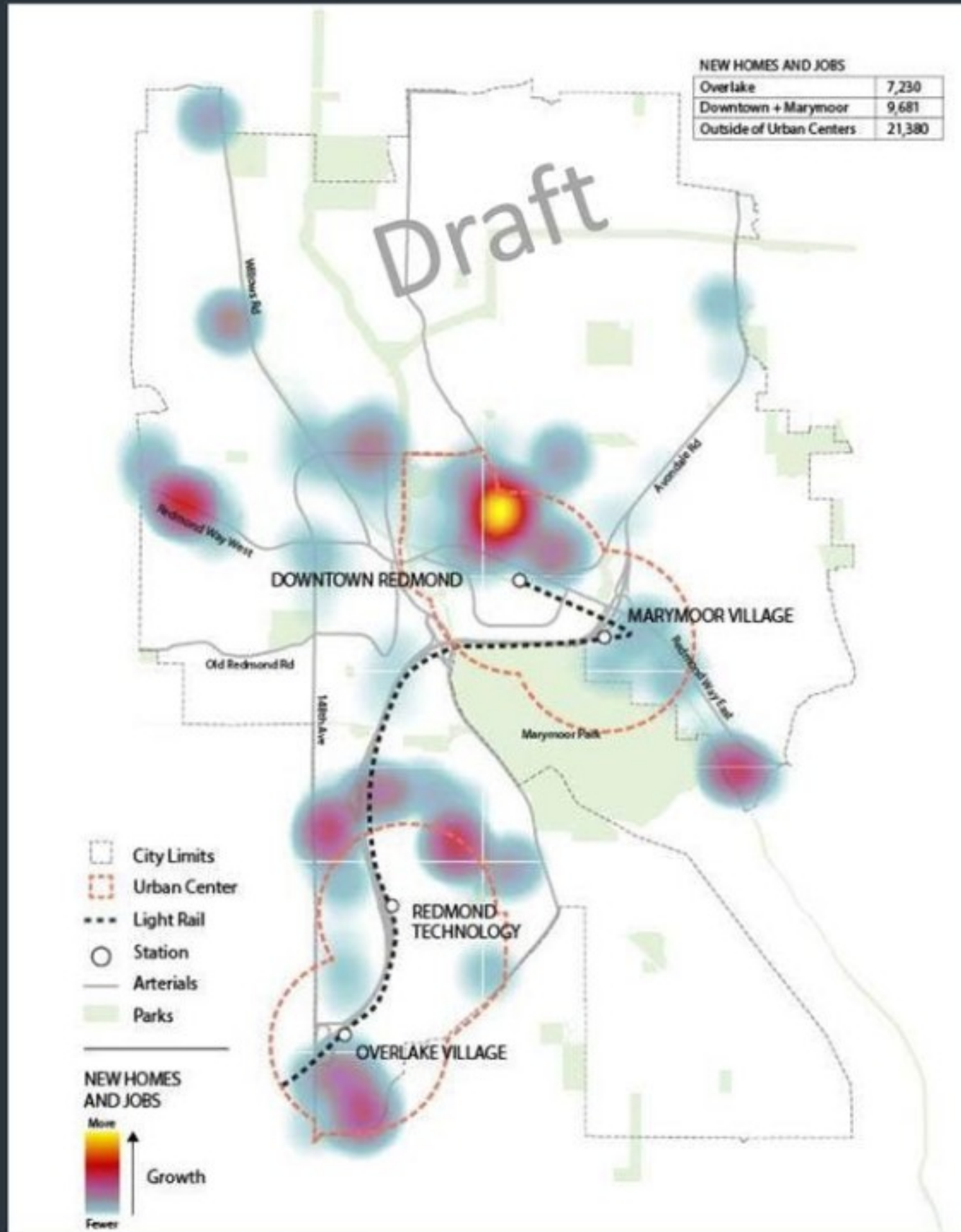
Area	Metropolit an Cities	Metro pct	Core Cities	Core pct	High Capacity ..	HCT pct	Cities & Towns	CT pct	Urban Unin corporated	UU pct
King	311,000	46%	310,000	45%	40,000	6%	18,000	3.0%	1,000	
Kitsap	20,000	35%	15,000	26%	18,000	32%	0	0.0%	1,000	
Pierce	94,000	48%	44,000	23%	29,000	15%	13,000	6.0%	12,000	
Snohomish	89,000	39%	39,000	17%	68,000	30%	18,000	8.0%	7,000	
Region	514,000	44%	407,000	35%	155,000	13%	49,000	4.0%	21,000	

City of Redmond GROWTH TARGETS	Allocation to Redmond 2019-2044	Allocation Extrapolated to 2050
NEW jobs	24,000	29,760
NEW housing units	20,000	24,800

Growth Scenarios - 2050

Baseline

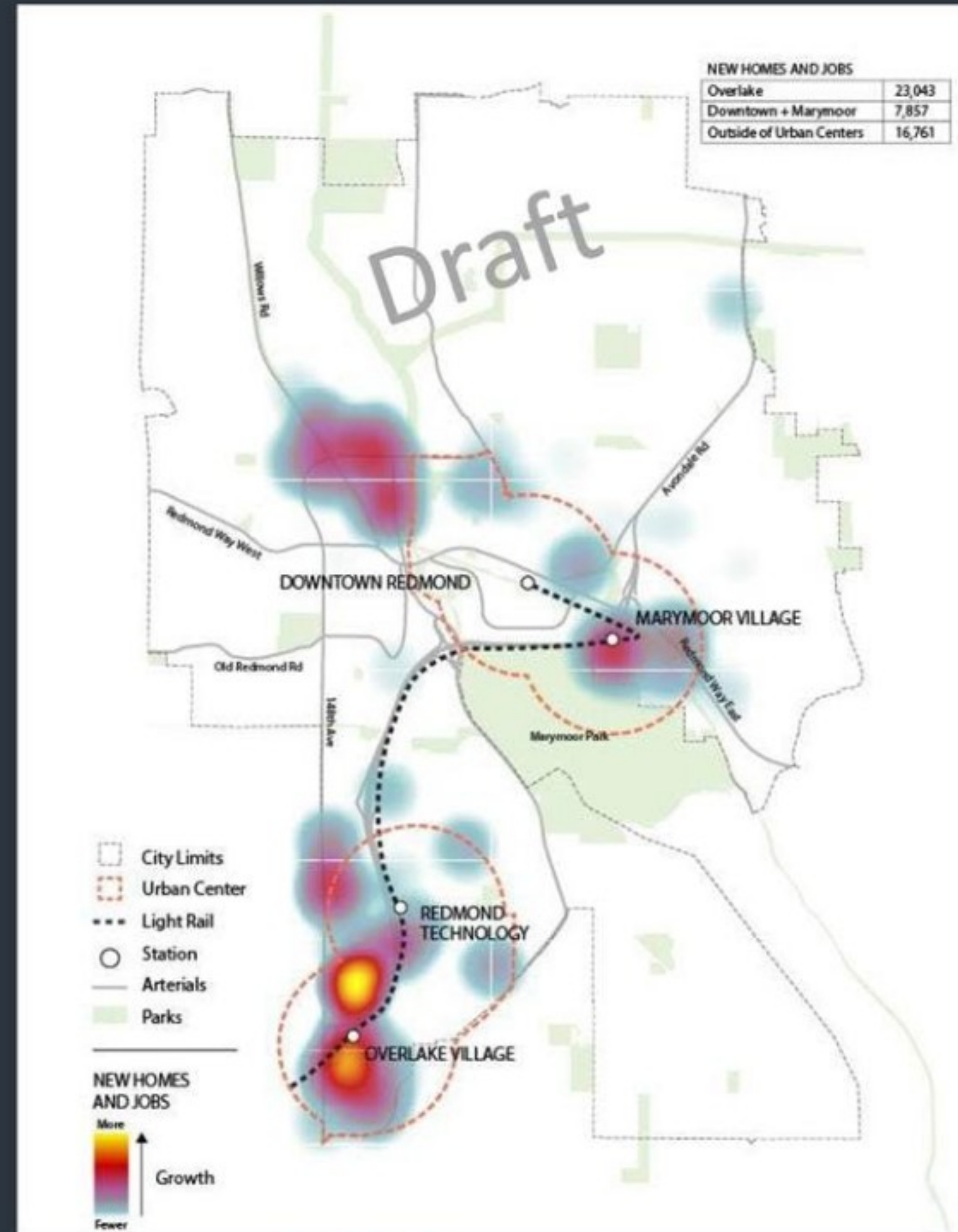
What does it look like if we change nothing in current zoning



19,900 Housing Units
18,390 Jobs

Centers + Corridors

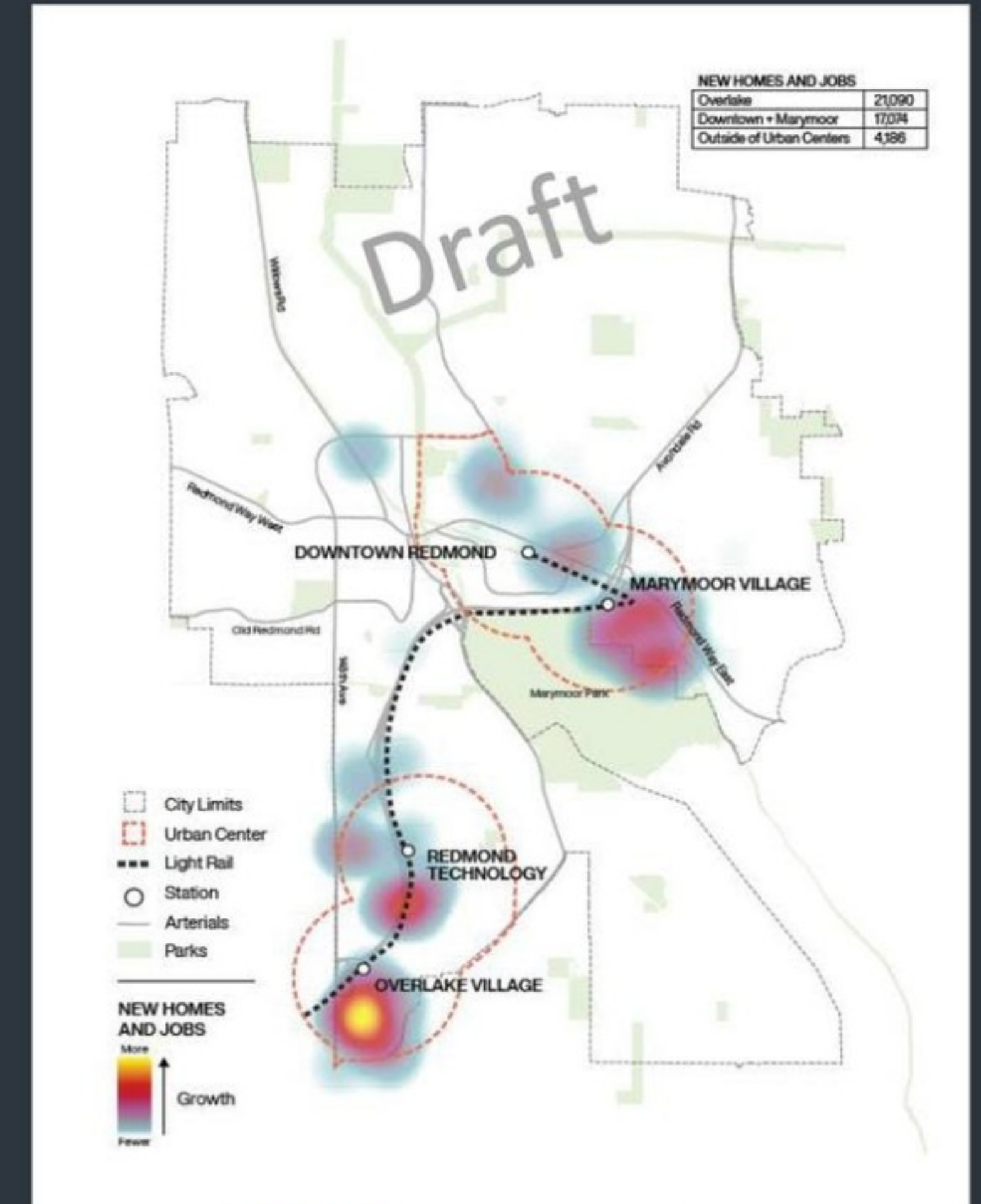
Focus growth to urban centers, station areas, and select arterials



28,700 Housing Units
29,800 Jobs

Centers

Focus growth to urban centers & station areas



24,800 Housing Units
31,900 Jobs

What does that mean for Overlake?

Overlake GROWTH TARGETS	Ranges in Scenarios
NEW jobs	10,000 – 12,000
NEW housing units	8,000 – 10,000

Accommodating Growth

Other considerations:

- **What do we want to preserve** in Overlake as parts of it start to be redeveloped?
- **What do we need to add** to Overlake to make sure we have the services and amenities that will be needed there (land uses)?
- **How /where should we accommodate the expected new jobs and housing** (how far from the stations do we want to be impacted)?



Equity & Inclusion



Sustainability



Resiliency

What do we want to preserve?

Only what vulnerable, BIPOC, and historically underserved stakeholders want to preserve. Replace all else.

small and unique businesses

Diversity

environment

Diversity

Diversity

small businesses

Partner with KCLS for a satellite library

Available Parking



What do we want to preserve?

Wildlife habitat and diversity

Ability to have growth react to market demand

Maintain small businesses

WetlandsAreas with a critical recharging effect on aquifers used for potable waterFish and wildlife habitat conservation areasFrequently flooded areasGeologically hazardous areas

Office FAR allocation/sizing that can capitalize on transit.



What services & amenities do we need to add?

community space

Partner with KCLS for a satellite library

Top-tier multimodal transportation network. Especially bike paths and greenways that create a best in class human-scale experience.

More walkable areas

lighting

Mixed-use mandatory. Taaaaaall buildings with flexible use.

More bike lanes

grocery stores within walking distance

Mixed-use development

What services & amenities do we need to add?

Health care

Taller buildings

Green space

Ball courts, pickle ball

Replace drive-through communities with transit-oriented development

Trees

Places to sit outside

Are there any land uses we need to add or re-evaluate? (uses allowed/not allowed, sizing limits, etc.)

Flex spaces

make mixed-use mandatory

Mandatory mixed-use. Taaaaallll buildings with flexible uses.

Already have a jobs housing imbalance. Need housing.

Share work space venues that can provide for office, light manufacturing, etc.

If add more office make sure to add many more residents - exceed targets

Don't forget community gardens, rooftop gardens, and perhaps a mini-farmers market/food truck space.

Parks

Retail is largely concentrated around 152nd Ave NE and the 148th Ave NE-NE 24th St area in Bellevue - we need retail to be dispersed throughout Overlake.



Accommodating Growth

Direction we're going:

- Focusing growth near light rail stations
- Transit-Oriented Development within 10-min walk of stations



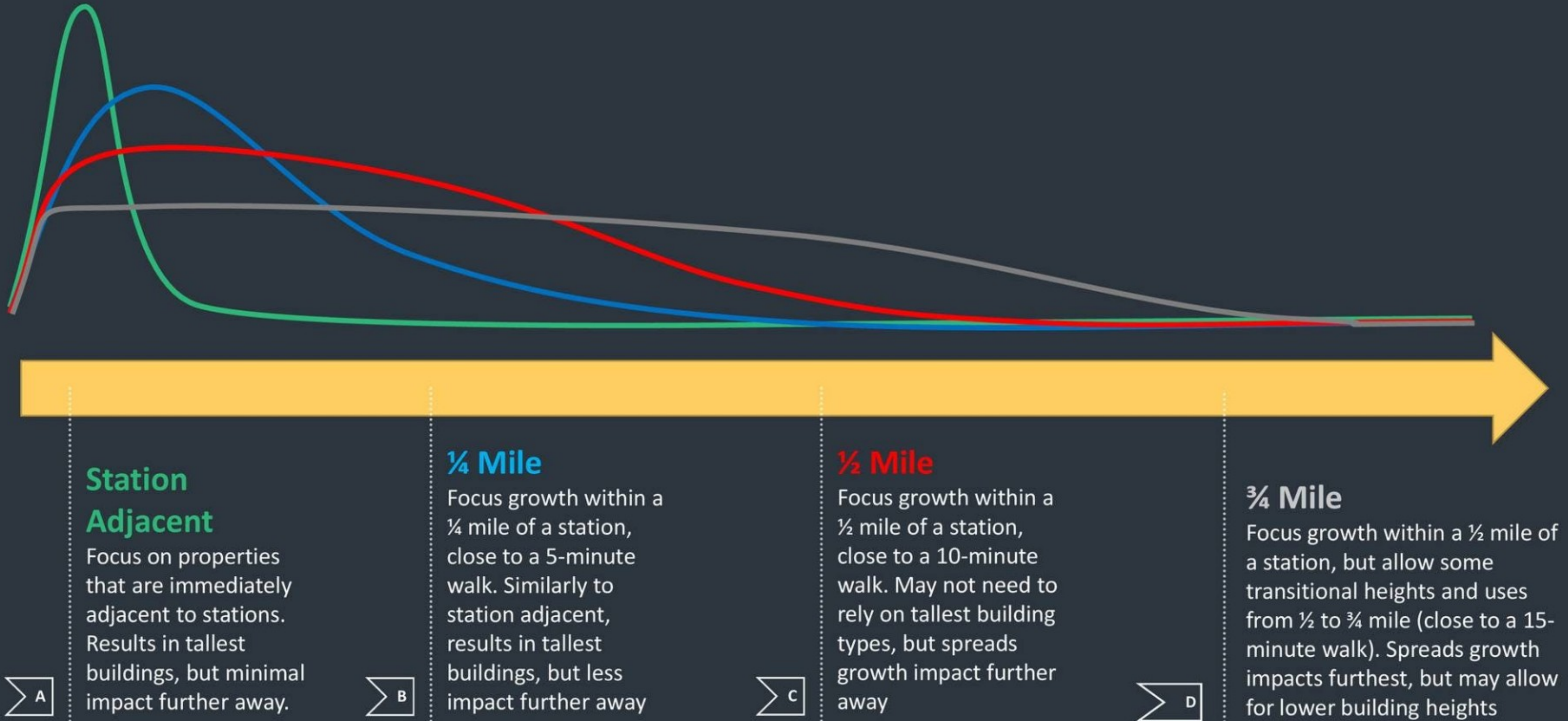
What is Transit-Oriented Development (TOD)?

Medium- and/or high-density housing, commercial, services, and job opportunities developed close to public transit stations...

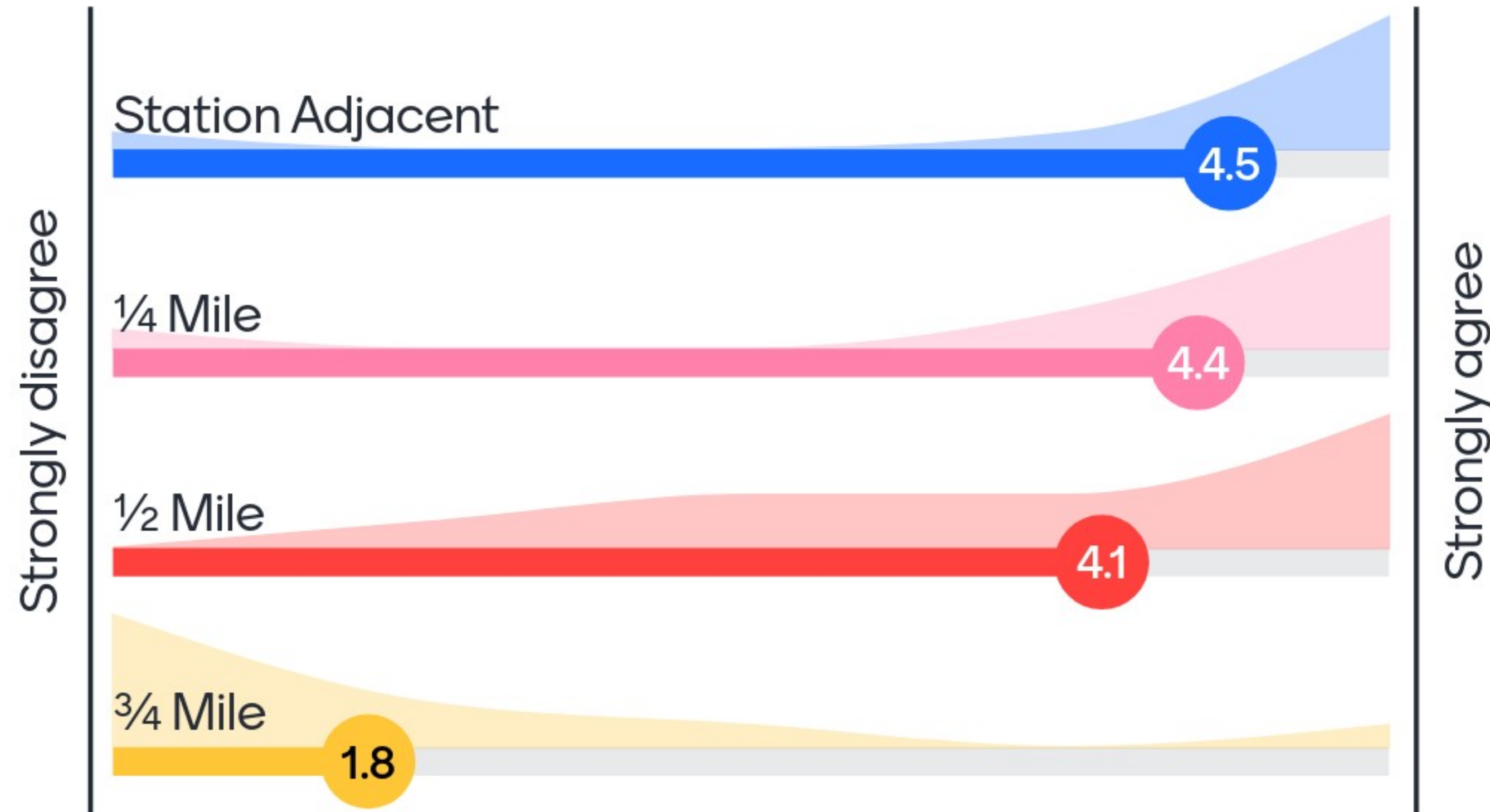
Intended to reduce dependency on automobiles, improve mobility, and improve access between residences, jobs, and services.



Where will growth go?



Where will growth go? How close to the stations should we focus growth?



Equitable TOD

- Within the context of the growth anticipated and the growth scenarios that are being reviewed, what does eTOD look like physically, and what development standards, performance metrics, services/amenities, etc. are needed?

Sustainable & Resilient TOD

- Will be using Sustainability & Resilience “lenses” for policies
- Working with Sustainability Advisory Committee and other stakeholders
- Climate change impacts

What are you looking forward to in Overlake?

no traffic (LOL)

Improved traffic management,
more walkability

the international theme

PARKS

interconnected small parks

Exceeding Sound Transit's
OVS ridership projections

TALL buildings. Bike/ped
connections. Public Art. Public
Spaces. Vibrant urban space
for children to grow and thrive.
Dog Parks. Happy individuals
and families :)

Safe walking

Green spaces



What are you looking forward to in Overlake?

A performance center

Intensive office and residential uses that will attract complementary retail and non-residential uses

Continued presence of strip malls

Having flexible zoning that can react to market demand.

Having flexible zoning that can react to the market demands



What are your concerns about growth in Overlake?

nimby-ists

a period of time when traffic is overpowering

loss of the small businesses from Redmond

Urban Canyon design -> negative impacts. Same ole' boring buildings with those gross exterior paneling. Concerns about car-centric design.

Test

Crime

Loss of local businesses

Continued reliance on strip malls

More traffic on 24th



What are your concerns about growth in Overlake?

Crime

light rail capacity to
accommodate growth

Towering buildings that feel
imposing

Losing trees



Discussion

0 questions
0 upvotes



What other questions should we explore as we look at development and redevelopment in Overlake?



More Policy Options & Alternatives

QUESTIONNAIRE Live on Lets Connect thru mid-September on **Housing, Economic Vitality, and Transportation Policy Options**

Sometimes policy choices require making trade-offs, we'd like to hear your preference on the choices those tradeoffs create.

Share your Preferences!





Upcoming Workshops

- 9/8 | Equity in our Built Environment: Inclusive / Universal Design
- 9/16 | Overlake: What do we want Overlake to look like? Should we formalize Overlake as an International District?
- 9/22 | TBD
- 9/30 | Equity in our Built Environment: General Needs of our Community; Services & Amenities Needs
- 10/14 | Overlake: Land uses & development standards for properties around light-rail stations



REDMOND »»» 2050

Mentimeter

www.Redmond.gov/Redmond2050

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